



# City of Corvallis

## Historic Preservation Permit Application

Community Development Department - Planning Division  
501 SW Madison, P. O. Box 1083  
Corvallis, OR 97339-1083  
Phone: (541) 766-6908, Fax: (541) 766-6936  
email: [planning@ci.corvallis.or.us](mailto:planning@ci.corvallis.or.us)

Case Number	<u>HPP04-00018</u>	For staff use only	Date Filed	<u>5-26-04</u>	<u>KAS</u>
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Please tell us about your property and your request. Attach additional information, if necessary. If you have any questions, contact the Planning Division at (541) 766-6908.

- 1) **Historic Property Address/Location:** *(Or general vicinity, side of street, distance to intersection.)*  
442 SW Second Street, Corvallis, OR 97333

Assessor's Map Number(s)\*

Related Tax Lot(s)

1. 12-5-2 BA

4500

2. \_\_\_\_\_

\*The Assessor's Map Number (Township, Section/Range) and the Tax Lot Number (parcel) can be found on your tax statement or at the Benton County Assessor's Office)

- 2) **Historic Name of the Property:** *(Available from Historic District nomination and/or inventory form. If you need assistance, contact staff.)*  
A.L. Stevenson Garage

- 3) **Historic Property Information:** *(Check all that apply.)*

☒ Individually Significant Historic Resource:

☒ Local Register

☐ National Register

☐ Property is Located within a Historic District:

☐ Historic Contributing

☐ Historic Non-Contributing

☐ Non-Historic Non-Contributing

- 4) **Request:** *(Check all that apply. For further information, refer to checklist on page 4.)*

☒ Alteration

Type: \_\_\_\_\_

☐ New Construction

☐ Demolish Historic Resource


☐ Move Historic Resource

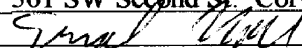
☐ Establish Historic Designation

☐ Remove Historic Designation

☐ Reclassify Property within a Historic District

5) **Applicant Information:** *(Include all that apply.)*

**Property Owner(s) Name:** East Fork Corporation **Phone** (541)929-6849  
**Address** 6860 SW Winding Way, Corvallis OR 97333 **E-mail** \_\_\_\_\_  
**Signature (Required)**  **Date** 5/26/04

**Applicant's Name:** *(If different from owner)* Errol Noel **Phone** (541)758-5415  
**Address** 361 SW Second St. Corvallis, OR 97333 **E-mail** Errol@thetoyfactory.org  
**Signature**  **Date** 5-26-04

**Project Staff:**

**Developer** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Engineer** Dave Livingston **Phone** 754-9517

Endex Engineering

**Planner** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Architect** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Other** \_\_\_\_\_ **Phone** \_\_\_\_\_

6) **Please provide a brief summary of the proposal:**

1. Removal of a garage door on the east side of the building and replacing it with a 4 foot inset glass and anodized aluminum windows and doors.
2. A 6x8 foot lighted corner sign on the south-east corner of the building (2<sup>nd</sup> & Washington). A 4 x 30 foot lighted sign on the North side of the building and a 4 x 30 foot lighted sign on the East (alley) side of the building.
3. Removal of the marquee from the southeast corner of the building due to its deteriorated state, and the fact that it was not original to the building.

7) **Please describe how your proposal meets the review criteria that apply:** *(Lists of criteria are included in your application packet. If you prefer, you may describe this in the narrative describing your request.)*

Please see Narrative

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**8) Attachments:**

**Required:** *(Please number all pages. All drawings should be shown to scale.)*

- Narrative regarding request.
- Site plan - existing. *(Include any significant site elements such as fencing or significant trees and shrubs.)*
- Site plan - proposed. *(Highlight items relevant to your proposal.)*
- Elevation drawings - existing and proposed.

**Optional:** *(Please check all that apply.)*

☐ Photos

*Recommended:*

- ☒ Photo(s) of your property/building(s), including trim details.
- ☐ Photo(s) of surrounding homes/buildings.
- ☒ Photo(s) of structures in the area which are similar to the proposed structures.
- ☐ Photo(s) of existing mature vegetation, fencing, etc., if relevant.

☐ Other: \_\_\_\_\_

**Additional Requirements for permits evaluated by the Historic Preservation Advisory Board (HPAB):**

The checklist on the following page will help you determine whether HPAB review is needed; however, contact the Planning Division at (541) 766-6908 if you have any questions.

**9) Additional Attachments/Color and/or Oversize Attachments:**

If any attachments are larger than 8 ½" x 14", or if you would like color copies to be distributed to the Board, please submit 12 copies of your attachments.

**10) Authorization for Staff and HPAB Members to Enter Land:**

City staff and members of the Historic Preservation Advisory Board (HPAB) are encouraged to visit the sites of proposed developments as part of their review of historic preservation applications. Please indicate below whether you authorize City staff and HPAB members to enter onto the property(-ies) associated with this application as part of their site visits.

☒ I authorize City staff and HPAB members to enter onto the property(-ies) associated with this application.

☐ I do not authorize City staff and HPAB members to enter onto the property(-ies) associated with this application.

**11) Public Notice Signs:**

If the application must be reviewed by the HPAB, the applicant is responsible for ensuring that up to three public notice signs are posted on the site at least 14 days prior to the HPAB meeting. Staff will prepare the signs and will let you know when the signs are ready to be picked up from City Hall.

Please indicate who will be responsible for posting any required signs:

Name: Errol Noel

Phone: 758-5415

**HISTORIC PRESERVATION PERMIT REQUEST CHECKLIST**  
(For Question #4. Check All That Apply. Relevant Review Processes Noted in Parentheses)

- ☐ **ALTERATION\*:**
  - ☒ **Individual Historic Resources\*\*:**
    - ☐ Alteration involving replacement of similar or like materials. *(DIR)*
    - ☒ Alteration involving replacement of dissimilar materials. *(HPAB, with public notice)*
  - ☐ **Historic District Resources:**
    - ☐ Non-Historic/Non-Contributing Resources:
      - ☐ Exterior alterations involving replacement of similar or like materials. *(DIR)*
      - ☐ Exterior alterations involving replacement with dissimilar materials or any new construction (less than 120 square feet) visible from a public right-of-way. *(DIR, with site posted 14 days prior to decision)*
    - ☐ Historic/Non-Contributing Resources:
      - ☐ Exterior alterations involving replacement of similar or like materials, or alterations which restore the historical integrity. *(DIR)*
      - ☐ Exterior alterations involving replacement with dissimilar materials or any new construction (less than 120 square feet). *(DIR, with site posted)*
    - ☐ Historic/Contributing Resources:
      - ☐ Exterior alterations involving replacement of similar or like materials, or alterations which restore historical integrity. *(DIR)*
      - ☐ Exterior alterations involving replacement with dissimilar materials or any new construction. *(HPAB, with public notice)*
- ☐ **NEW CONSTRUCTION** *(HPAB, with public notice)*
- ☐ **DEMOLISH HISTORIC RESOURCE** *(HPAB, with public notice and 45-day advance notice to State)*
- ☐ **MOVE HISTORIC RESOURCE** *(HPAB, with public notice and 45-day advance notice to State)*
- ☐ **ESTABLISH HISTORIC DESIGNATION (HISTORIC PRESERVATION OVERLAY)** *(LDHB, after HPAB review)*
- ☐ **REMOVE HISTORIC DESIGNATION (HISTORIC PRESERVATION OVERLAY)** *(LDHB, after HPAB review)*
- ☐ **RECLASSIFY PROPERTY WITHIN A HISTORIC DISTRICT** *(LDHB, after HPAB review)*

DIR: Request is reviewed administratively, by Community Development Director.

HPAB: Request is reviewed by Historic Preservation Advisory Board at one of its monthly meetings.

LDHB: Request is reviewed by Land Development Hearings Board at a public hearing, typically on the first or the third Wednesday of the month.

\*Ordinary maintenance or repair of any exterior architectural feature in or on any historic property, including painting, that does not involve a change in design, material, or external appearance is exempt from the need for City review. Exterior alterations to non-historic, non-contributing resources involving replacement with dissimilar materials or any new construction (less than 120 square feet) **not** visible from public right-of-way also are exempt.

\*\*If a property is both an individual historic resource and is located in a Historic District, this section applies.

## **The Toy Factory, LLC Historic Preservation Permit Application**

### **Narrative of Project**

The A. L. Stevenson Garage has a long history in Corvallis. It has been used primarily as an auto-repair shop and auto dealership. In this project we will maintain the character of the building, while making changes to upgrade space for our retail business.

The primary item that will be changed is removing the garage door that is located on the northeast section of the building (Photo 1) and replacing it with an inset retail storefront (Drawing 1). It is our intent to straighten and repair the existing trim around the current garage door and to incorporate it into the new opening (Photo 3). The new storefront opening will consist of anodized aluminum and glass panels that are inset four feet into the building. The back of the structure will include a glass panel 3 feet wide, a 3foot door which swings out (Corvallis City Code), another 3 foot door and another 3 foot glass panel (Drawing 2). A drywall ceiling with inset canister lights will cover the top of the entrance. One of the distinctive features of the building is the large low display windows on the east side of the building. We will continue the height of these windows into the new storefront entrance. At a later date (2005) an awning is planned for the new entrance (Drawing 3).

The second aspect of the project will be to put signs on the building. We will put a sign on the southeast (2<sup>nd</sup> and Washington) corner of the building (Photo 4). This sign will be 4 x 8 feet, lighted and will extend 8 feet over the sidewalk. The sign will be similar in design to the Peak Sports Sign attached as an example (Drawing 4). This corner has been used in the past for a sign, as there is still an electrical conduit for lighting and brackets on the building. The second sign will be placed on the northwest wall of the building (Photo 5). This sign will be 4 x 30 feet and lighted as well. The size of this sign is largely determined by where the previous sign was placed. At some point in the building's past a sign was painted on the brick (Jack Scoville Volvo Nissan). This sign was painted over with white paint. The intent of the new sign will be to cover the white paint. If it is possible to gently remove some of the paint without damage to the brick to reduce the size of the sign this will be done. The third sign will be placed on the west side of the building (Photo 6) and will also be a 4 x 30 foot lighted sign. This sign will also be placed to cover up an existing white painted over sign. This sign will also be reduced in size if it is found possible to remove some of the white paint. Corvallis Sign Code allows a total of 300 square feet of signage, with no single sign larger than 200 feet square. The proposed signs are a total of 264 feet square with no single sign larger than 120 feet square.

The last aspect of the project is the removal of the existing marquee on the southeast corner of the building (Photo 7, 8, 9). This marquee is not original to the building and was built sometime prior to 1949 (Historic Resource Survey Form). After inspection of the bolts placed in the brick it is clear that they are not original to the building as some brick on the inside of the building was damaged in the placement of these bolts. This structure has been repaired repeatedly in the last several decades and is in very poor condition at this time. This structure also does not visually enhance the building. For both safety reasons and visual improvement of the building this marquee should be removed. As this building is outside of the Downtown Corvallis walking district, Corvallis Code does not require that a new awning or marquee be installed to replace the old one.

The above changes are proposed to create a viable retail space which will continue to enhance Downtown Corvallis.

# **The Toy Factory, LLC Historic Preservation Permit Application**

## **Property Photos**



**Photo 1: A. L. Stevenson Garage 442 SW 2<sup>nd</sup> St.**



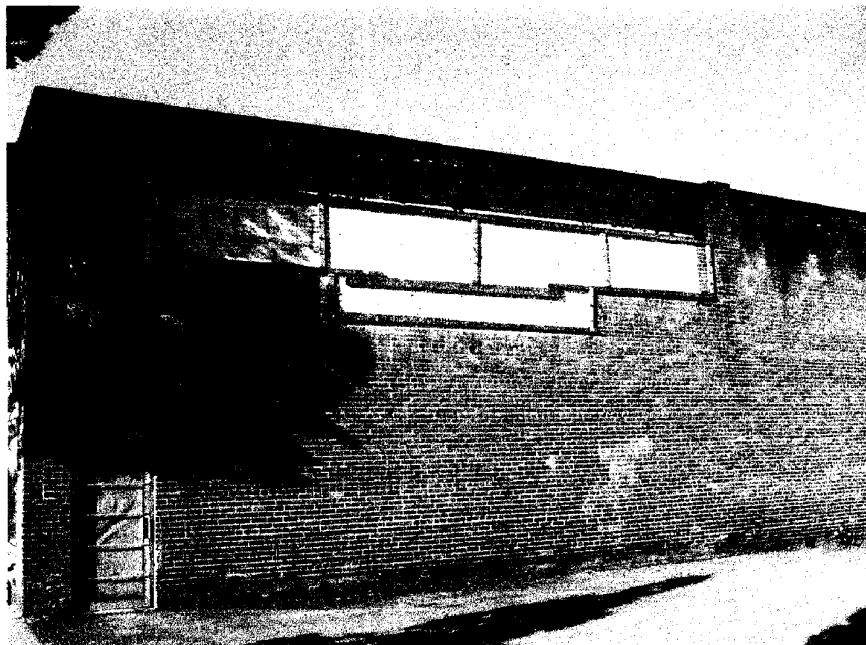
**Photo 2 – Existing front entrance with marquee.**



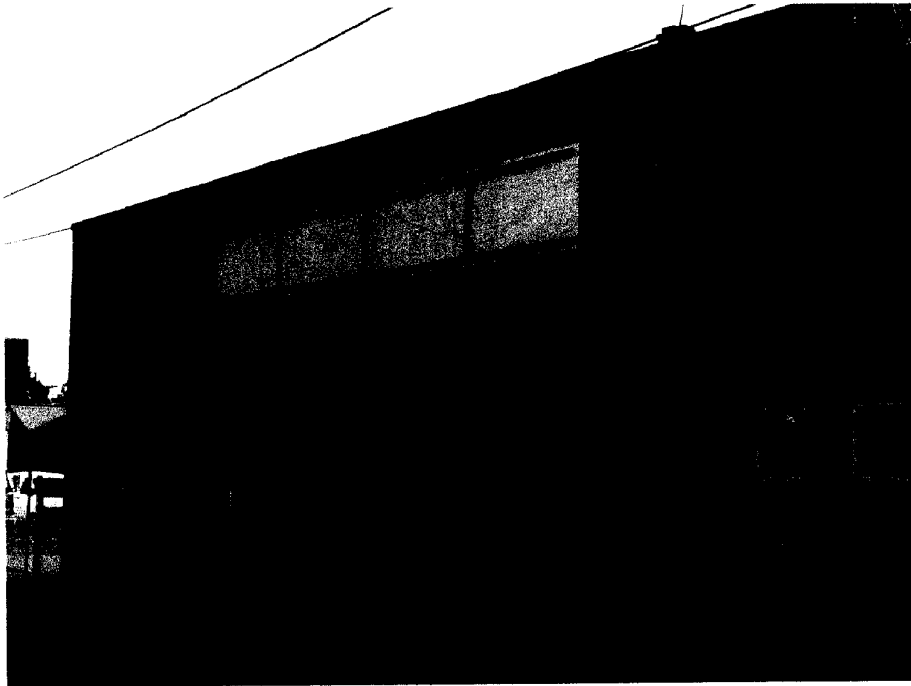
**Photo 3: Trim detail on garage door.**



**Photo 4: SE Corner: Proposed sign placement**



**Photo 5: North Side: Proposed sign placement.**



**Photo 6: West wall: Proposed sign placement.**



**Photo 7: Marquee**



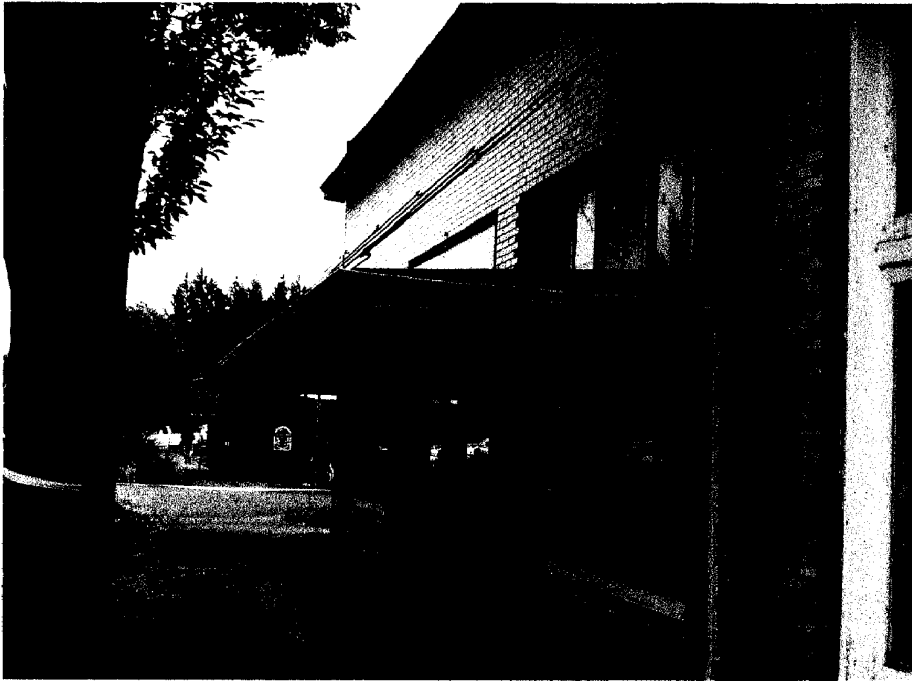
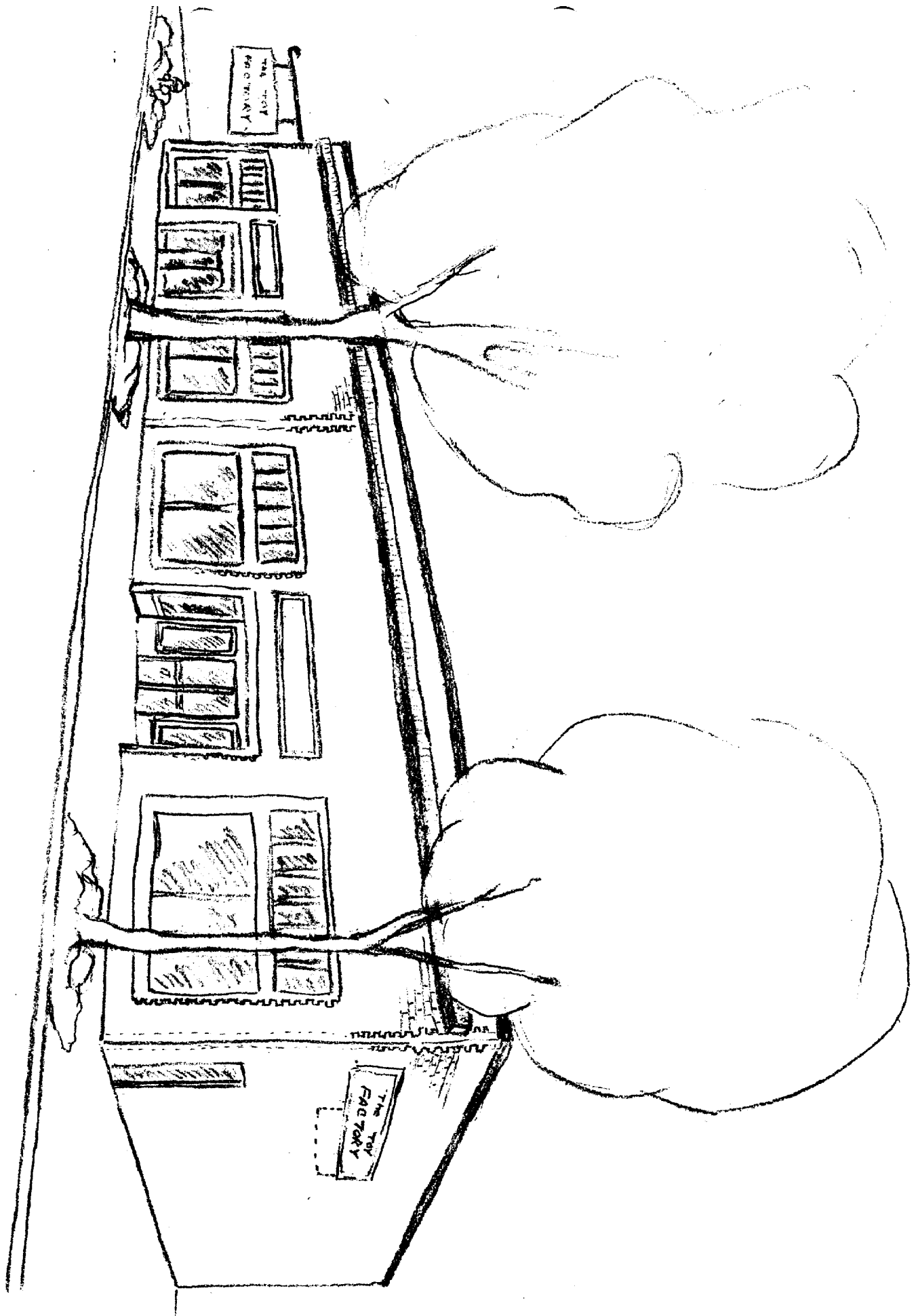


Photo 8 – Marquee



Photo 9 – Close-up of the marquee



Clear Aluminum 7,800.00  
 Painted Aluminum 8,500.00

